

235 Hillview Avenue

City of El Paso — Plan Commission — 8/23/2018



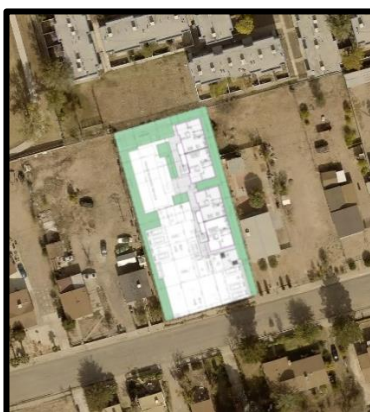
PZRZ18-00023

Rezoning

STAFF CONTACT:	Rick Venegas, 915-212-1552, venegasrm@elpasotexas.gov
OWNER:	Norma Yague
REPRESENTATIVE:	Luis Javier Lopez
LOCATION:	235 Hillview Avenue
LEGAL DESCRIPTION:	Tract 42, S.A. & M.G. Railway Survey No. 267, City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-4(Residential)
REQUEST:	To rezone from R-4 (Residential) to A-2 (Apartment) to construct apartments
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Planning has not received any communication in support or opposition to the rezoning request; Notices dated August 9, 2018 were sent to property owners within 300 feet of the subject property.
STAFF RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone the property at 235 Hillview Avenue from R-4 (Residential) to A-2 (Apartment) to allow construction of two 3,516 sq. ft. quadraplexes with a third quadraplex to be built in the future, as shown on the conceptual plan. The subject property is 0.5 acres in size and is currently vacant. Access will be from Hillview Avenue at the south of the property.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the subject property from R-4 (Residential) to A-2 (Apartment) with the following condition: *that a ten-foot (10') landscaped buffer with high-profile native trees, at least ten feet (10') in height and two-inch (2") caliper, be placed at fifteen-foot (15') intervals on center along property lines adjacent to residential districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to issuance of any certificates of occupancy.* The recommendation is based on compatibility with the surrounding properties and uses within the area of the subject property, in compliance with Plan El Paso land use designation G-3, Post-War in the Northwest Planning Area.



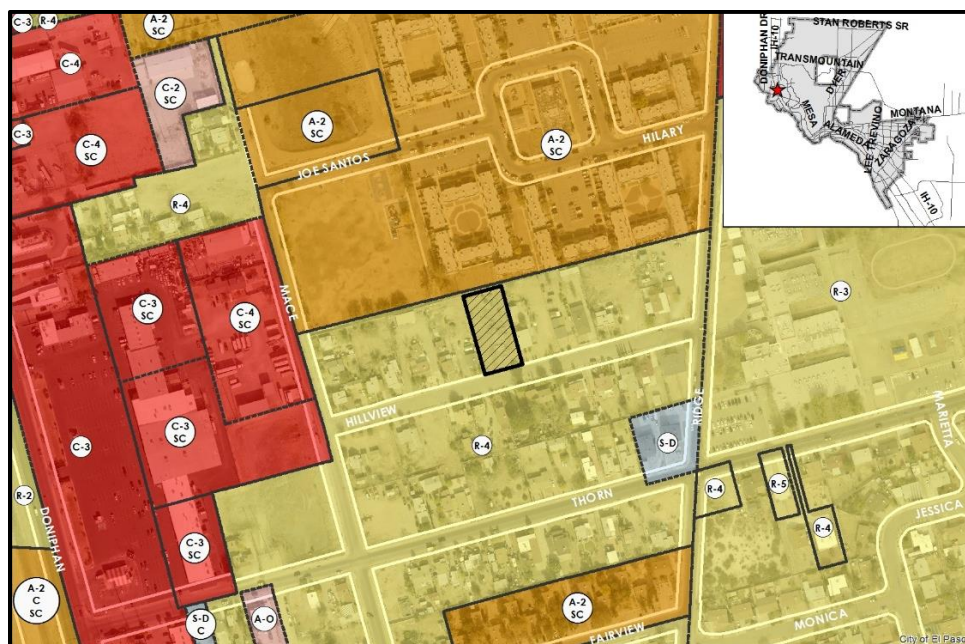
DESCRIPTION OF REQUEST

The property owner is requesting a rezoning from R-4 to A-2 to accommodate two proposed quadraplexes. The current use of the property is vacant. The conceptual plan shows a two proposed 3,516 sq. ft. quadraplexes that meet the dimensional requirements of the proposed A-2 (Apartments) zoning district. A third quadraplex for future construction is also shown on the conceptual plan.

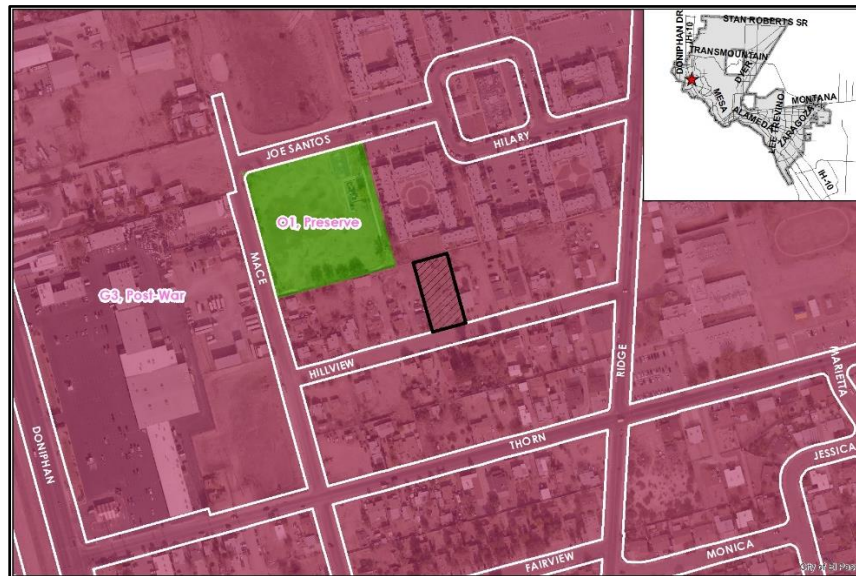
REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, there are apartments within 300 ft. of proposed development, including large apartment complexes to the north and two multi-family dwellings to the southeast in addition to several multi-family dwellings along Hillview Avenue. The proposed lot is vacant.
<u>Plan El Paso</u> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, rezoning will permit development of a vacant lot in an area that was annexed in 1972.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located on Tract 42 of the S.A & M.G Railway Survey No. 267. The site is currently zoned R-4 (Residential) and is currently vacant. There are apartment complexes within 300 ft of the proposed development with the A-2 zoning district. The nearest park is Thorn Park (744 feet) and the nearest school is Roberts Elementary (779 feet).



COMPLIANCE WITH PLAN EL PASO: The purpose of the application is to continue development of vacant lots that would benefit from strategic suburban retrofits to supplement the limited housing stock in the G-3 Post-War land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G-3 – Post War</u></p> <p>This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, this area is vacant. This development will add multi-family dwellings to supplement housing stock in the neighborhood.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>A-2 (Apartment) zoning district is intended to provide medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. It also permits building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.</p>	<p>Yes, a quadrplex is a permitted use in an A-2 zoning district.</p>

POLICY	DOES IT COMPLY?
<p>1.2.3: Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City.</p>	<p>Yes, this lot is vacant and its development adds another housing option that will mesh with the scale and character of the surrounding neighborhood.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 21,780 sf (0.5 acres). The current R-4 zoning allows for development of single- or two-family residential uses if so desired by the property owner. The proposed quadraplex is not a permitted use in an R-4 residential district.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 0.5 acres in size (21,780 sq. ft.) and is located on the southern periphery of the Sandoval Apartments, a large apartment complex to the north of the subject property. Additionally, there are several multi-family dwellings along Hillview Avenue as well as multi-family dwellings in the S-D zoning district to the southeast of the subject property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the A-2 (Apartments) District is to provide medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. It also permits building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities. The proposed zoning and the proposed use meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 6-inch diameter water main extending along the north side of Hillview Avenue, approximately 20-feet south of and parallel to the northern right-of-way line of Hillview Ave. This water main is available for services.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property is within the boundaries of the Upper Valley Neighborhood Association. Notice of a Public Hearing, dated August 9, 2018, was mailed to all property owners within 300 feet of the subject property. Planning has not received any communication in support or opposition to the rezoning request.

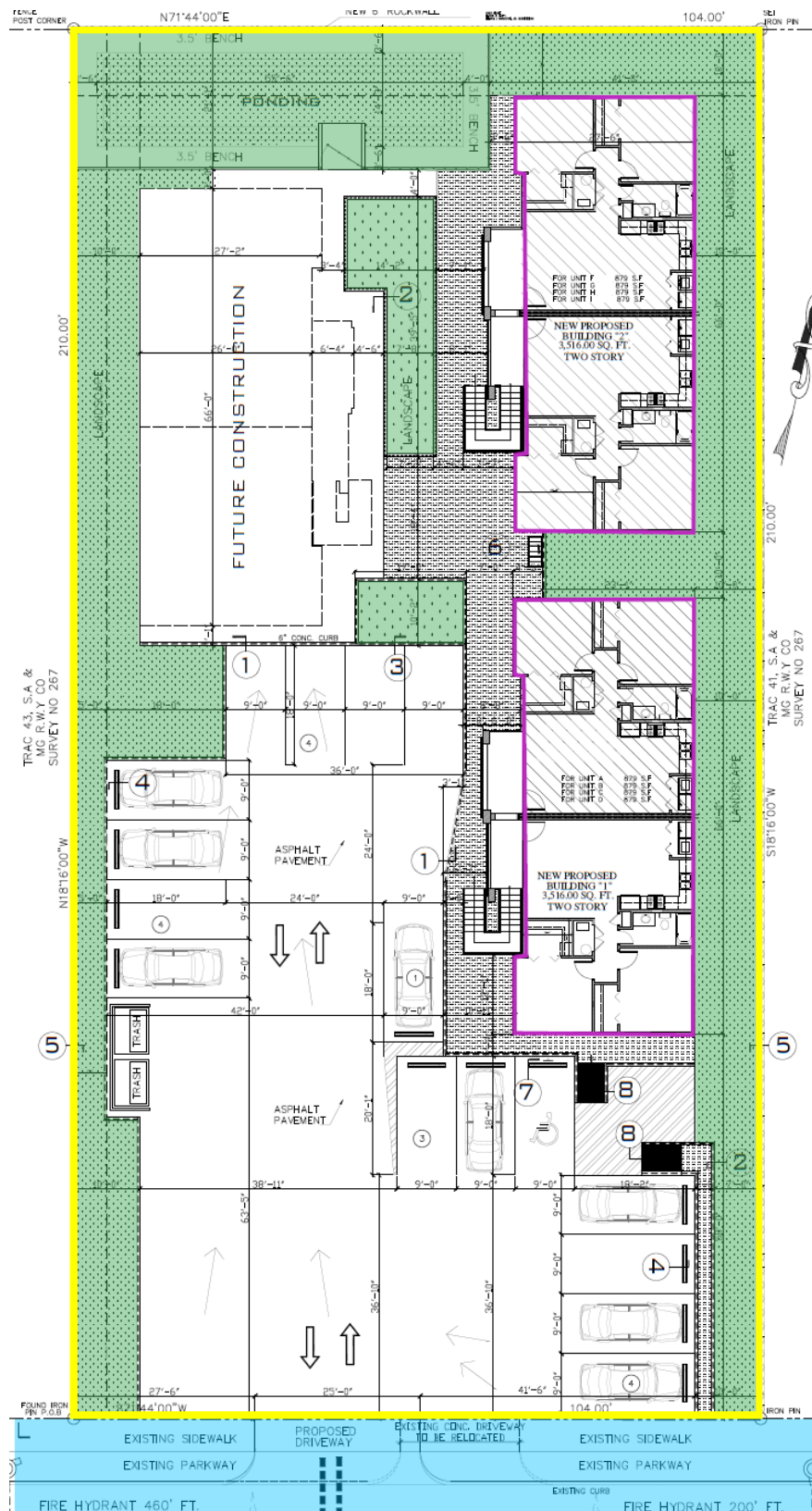
STAFF COMMENTS: No objections to proposed rezoning. No other departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

ATTACHMENTS:

1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

ATTACHMENT 1

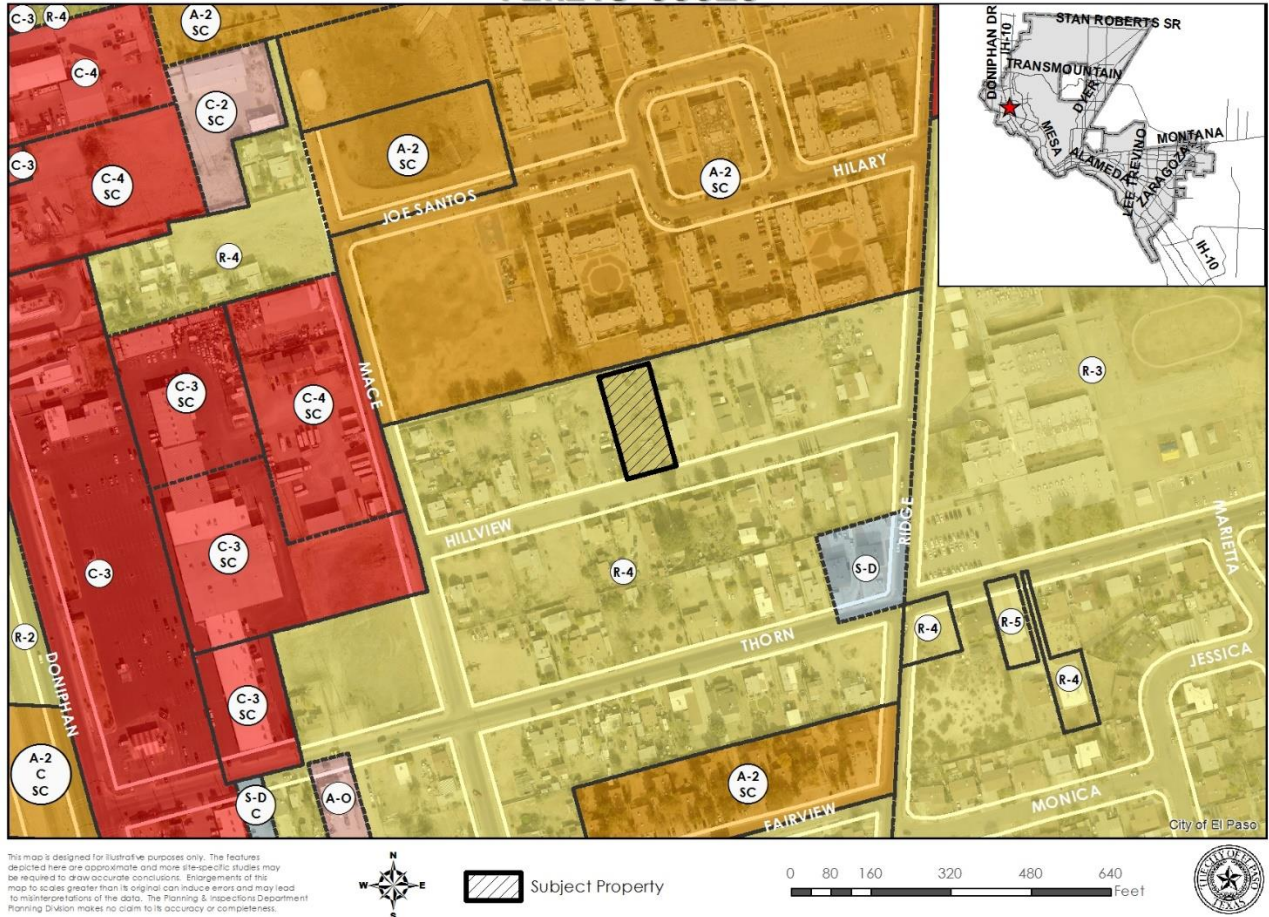
Conceptual Site Plan



ATTACHMENT 2

Zoning Map

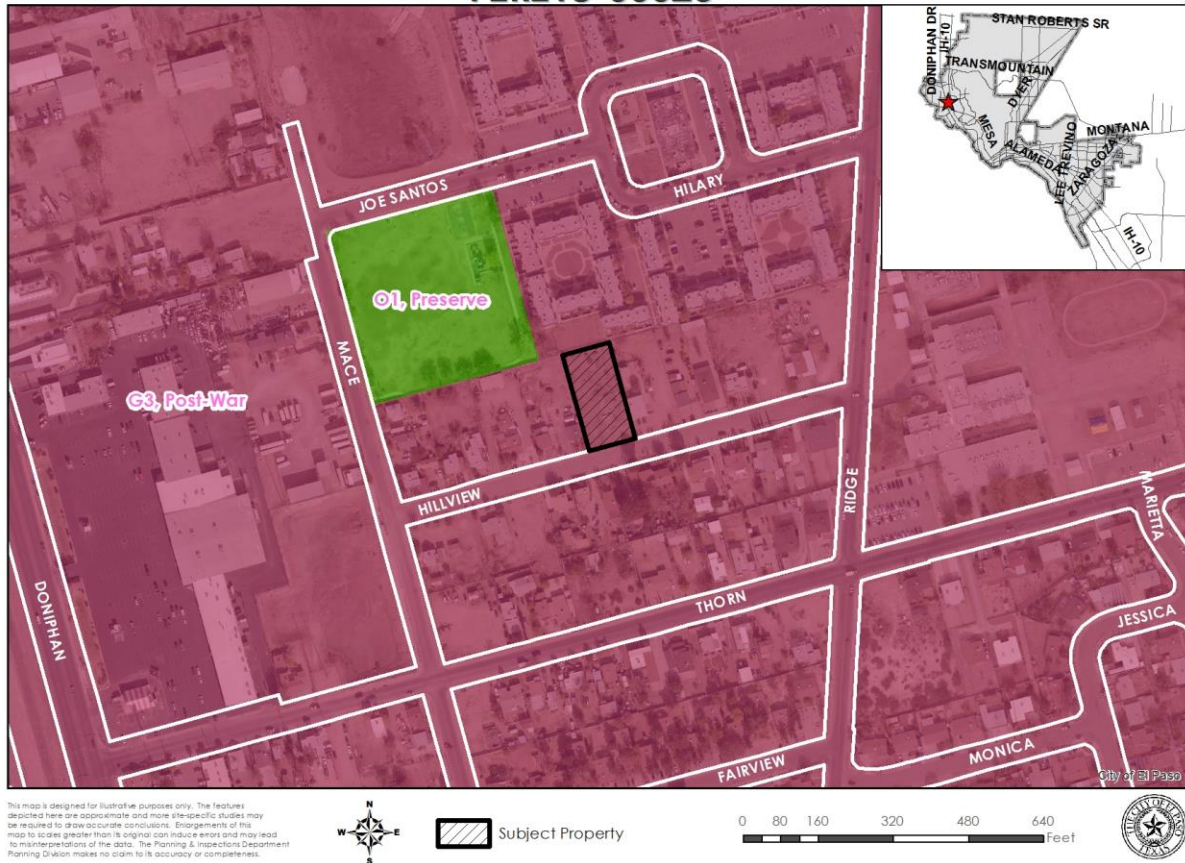
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ATTACHMENT 3

Future Land Use Map

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ATTACHMENT 4

Department Comments

Planning and Inspections Department - Zoning

Provide metes and bounds survey of property.

Provide open space calculations in accordance with Appendix B – Table of Density and Dimensional Standards.

Provide certification that taxes are current on the subject property.

TXDOT

Site is not abutting TxDOT Right of Way.

Planning and Inspections Department - Land Development

Add current FEMA FIRM flood zone information to general notes.

Environmental Services Department

- Since this appears to have more than four dwelling units, private waste collection will be required
- An area for dumpster storage, with applicable screening per the zoning code, will be required, with consideration given to collection truck being able to navigate the property for collection
- Consideration should be given to surrounding occupants regarding noise generated when waste is collected; it appears a suitable location may be on the south side of the ponding area

Texas Gas Service

Texas Gas Service does not object to the DCC Cases listed above, only for applicant to contact Texas811 for line locates of existing underground utilities within vicinities of the applications...Please let us know if there are any questions or if additional information is required.

El Paso Water – Stormwater Engineering

We have reviewed the property described above and provide the following comments:

1. The proposed ponding area at the rear of the property shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
2. EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Water

We have reviewed the request described above and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Water:

There is an existing 6-inch diameter water main extending along the north side of Hillview Ave., approximately 20-feet south of and parallel to the northern right-of-way line of Hillview Ave. This water main is available for services.

Previous water pressure from fire hydrant #5524 located on Hillview Ave. approximately 300-feet west of Ridge St. has yield a static pressure of 70 (psi), a residual pressure of 68 (psi), and a discharge of 715 gallons per minute.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main extending along the south side of Hillview Ave., approximately 25-feet north of and parallel to the southern right-of-way line of Hillview Ave. This sanitary sewer is available for services.

General:

EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

ATTACHMENT 5

Notification Map

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This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 80 160 320 480 640 Feet

